



Kitchen / Reception Room
19'1" x 17'10"

Bedroom
13'8" x 9'6"

Bathroom
8'5" x 5'6"

Patio
20'11" x 5'4"

Ground Floor

Total Area: 47.6 m² ... 512 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



STAINFORTH ROAD, WALTHAMSTOW

Offers In Excess Of £375,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom
- Large Open Plan Kitchen and Reception
- Chain Free
- Modern Bathroom
- Small Patio
- Further Communal Gardens
- Ideal First Time Buy
- Moments From Walthamstow Central
- Close to Village
- Share of Freehold - Transferred Once The Final Flat In The Block Is Sold

Set within easy reach of Walthamstow Central and the Village, this chain free one bedroom apartment offers smart, contemporary living in a well-connected pocket of E17. With a generous open plan living space, private patio, communal gardens and a share of freehold to be transferred once the final flat in the block is sold, it's an excellent first step onto the property ladder.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Step inside and you'll find a calm, well-presented home with a practical layout designed for modern living. The spacious open plan kitchen and reception room forms the heart of the apartment, with ample room for dining, relaxing and entertaining. Large windows draw in plenty of natural light, while the contemporary kitchen sits neatly to one side, creating a sociable space that works equally well for everyday life and hosting friends. The décor is clean and neutral throughout, giving the apartment a bright, welcoming feel from the moment you arrive.

The double bedroom is a comfortable retreat with soft tones and generous proportions, while the modern bathroom is finished in a sleek, understated style. Outside, your private patio provides a handy spot for morning coffee or evening drinks, with further communal gardens offering additional outdoor space to enjoy during the warmer months. Thoughtfully maintained and ready to move into, this is a home that feels easy to settle into from day one.

WHAT ELSE?

- Walthamstow Central station is just a short walk away, offering swift Victoria Line and Overground connections into central London and beyond.
- The independent shops, cafés, restaurants and characterful streets of Walthamstow Village are close at hand, making weekend wandering wonderfully easy.
- Offered chain free, with a share of freehold to be transferred once the final flat in the block is sold, this apartment is an ideal first time buy with long-term appeal.



A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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